HOUSING MARKET INFORMATION

HOUSING NOW TABLES

Hamilton and Brantford CMAs

Date Released: July 2017

Housing market intelligence you can count on

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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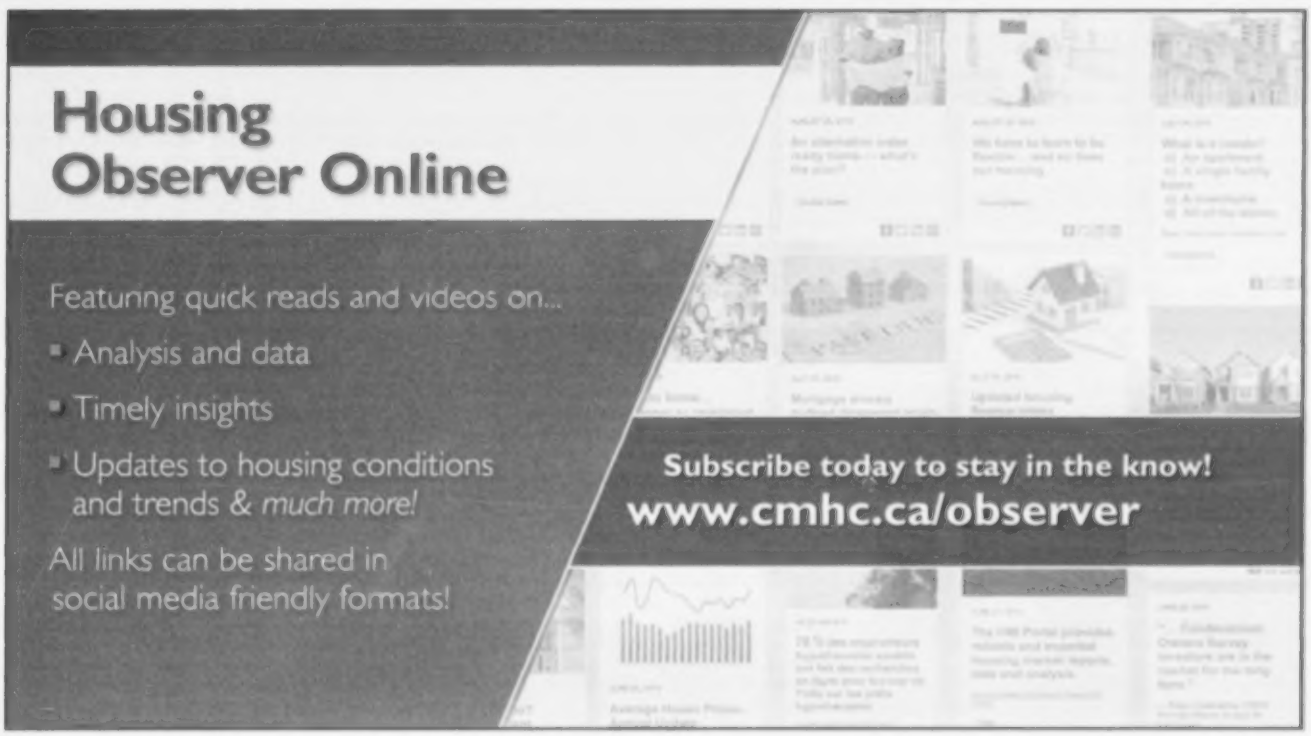
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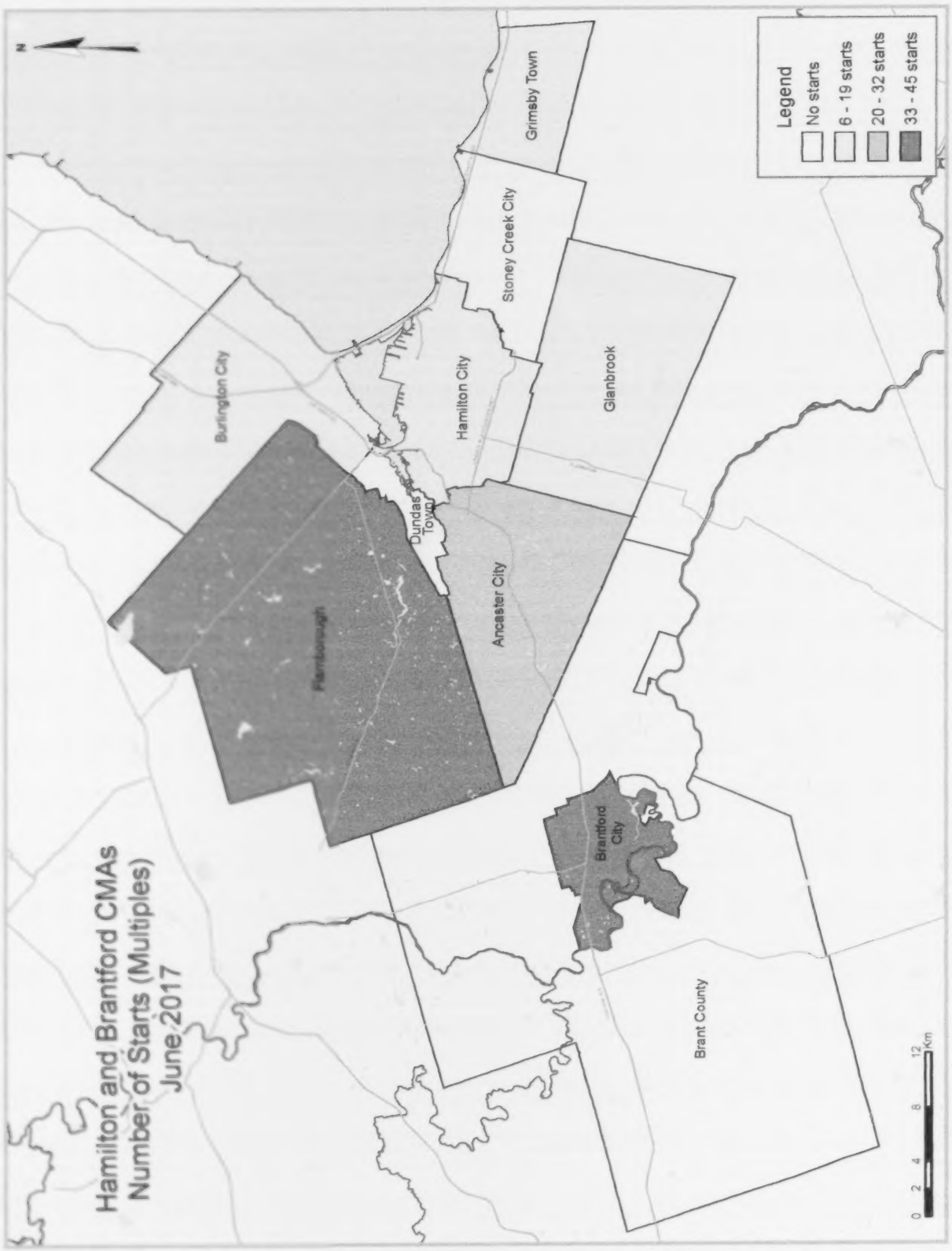
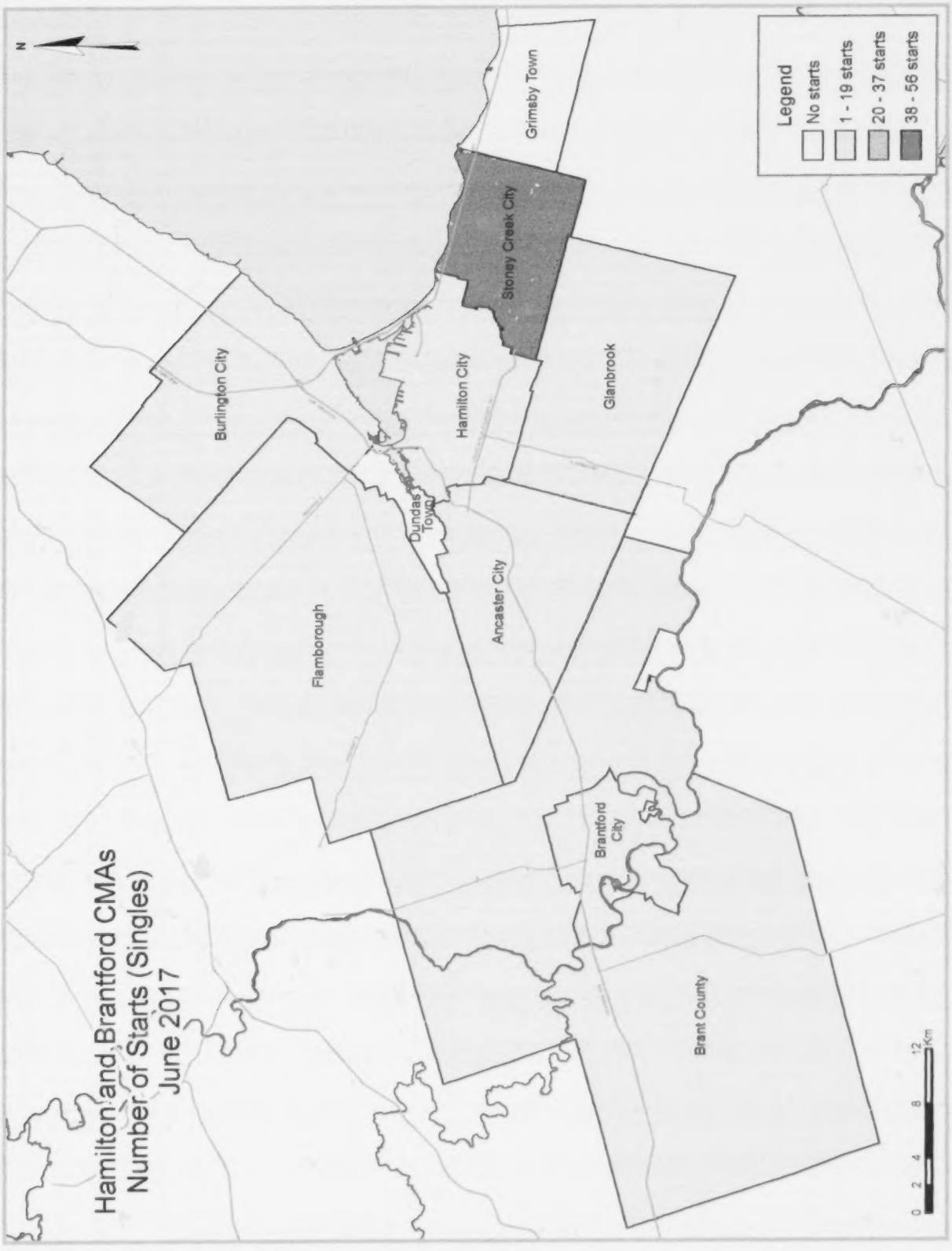
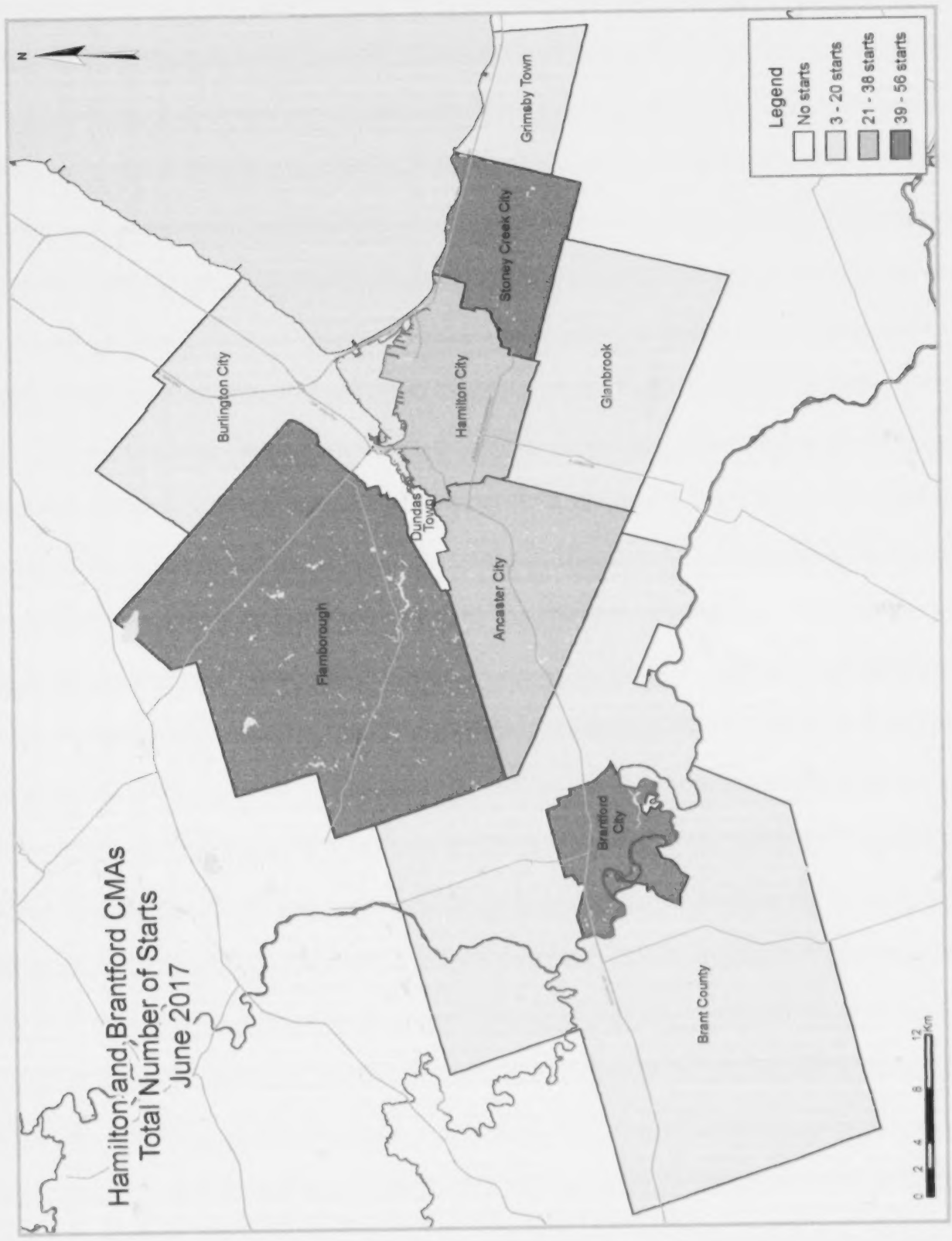
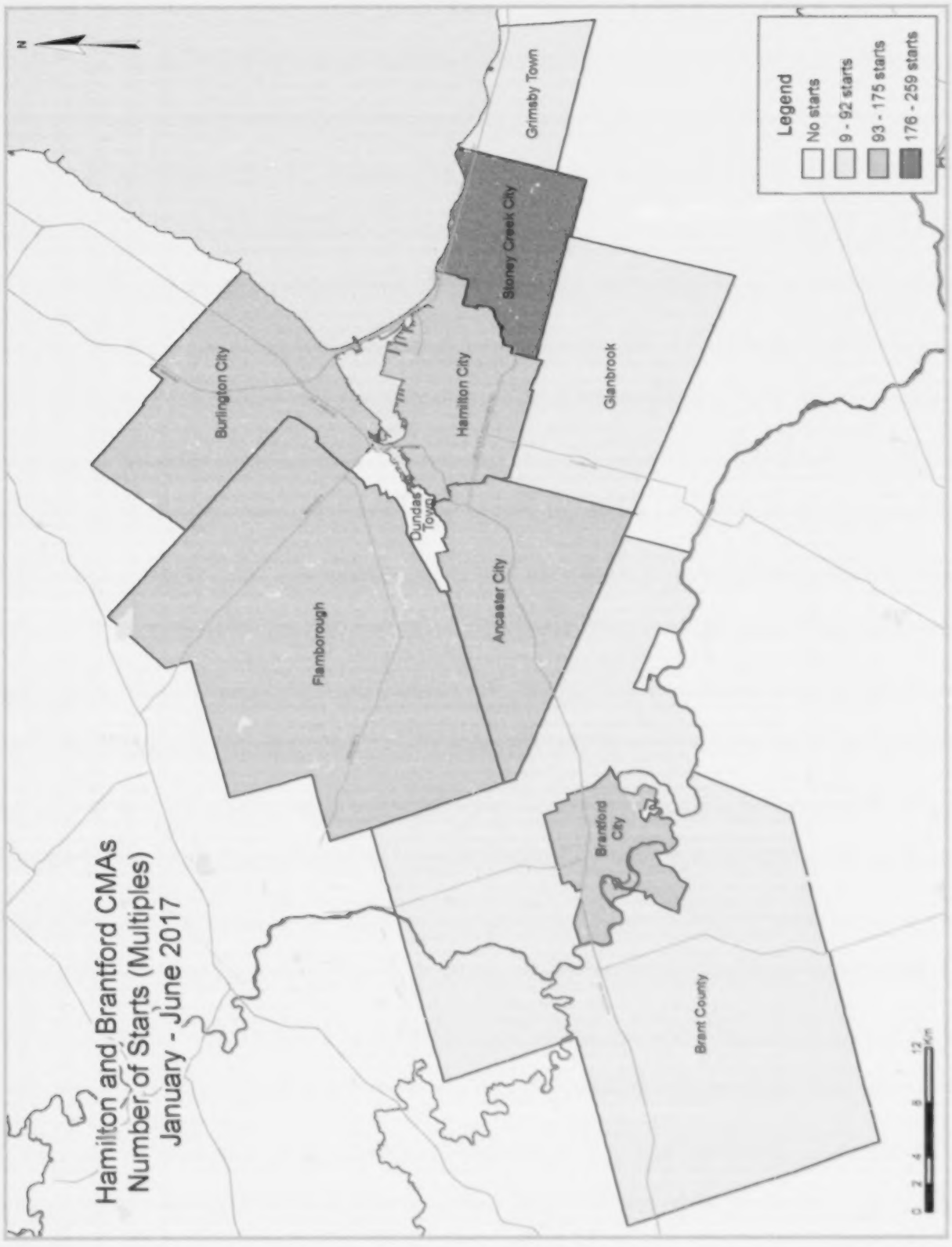
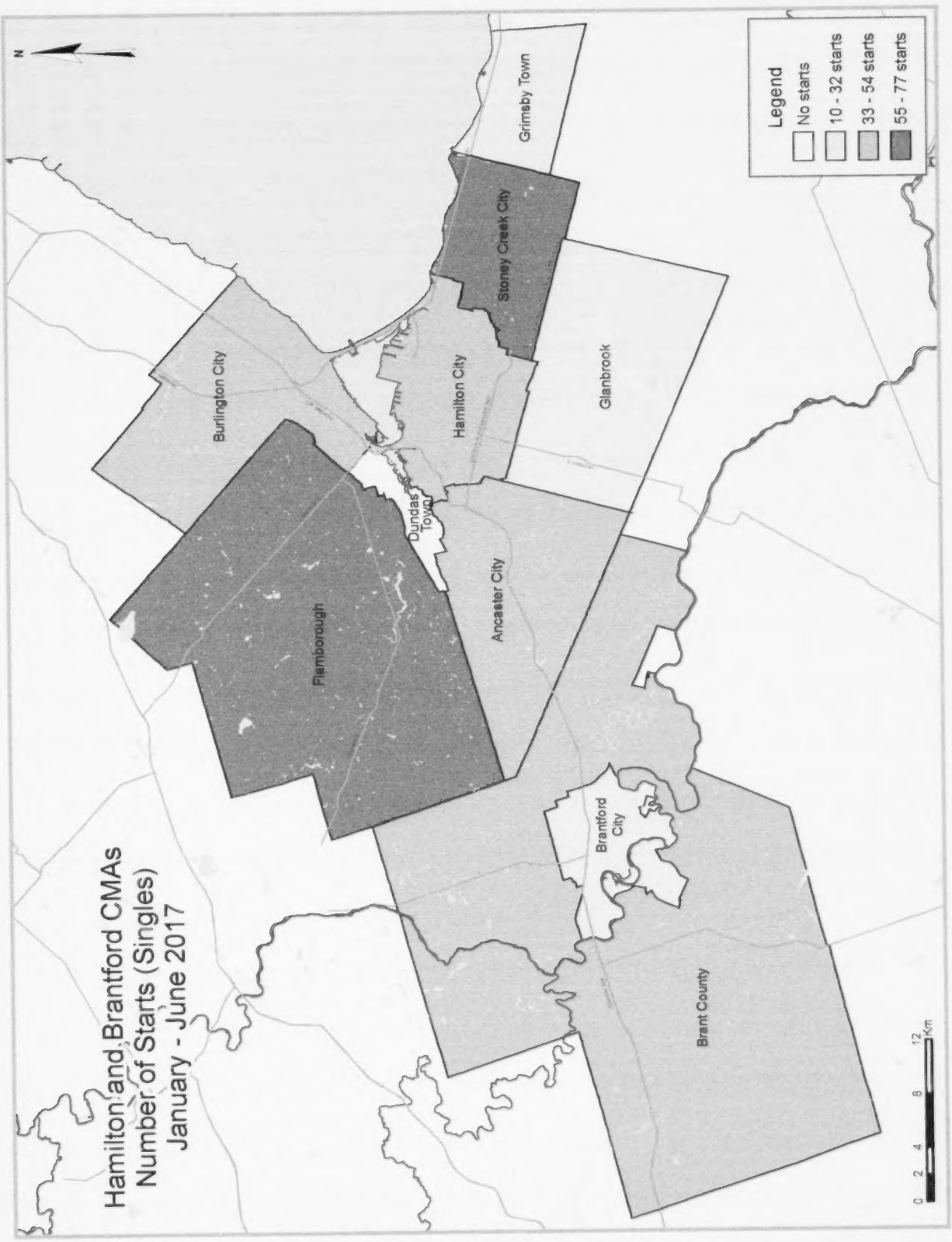
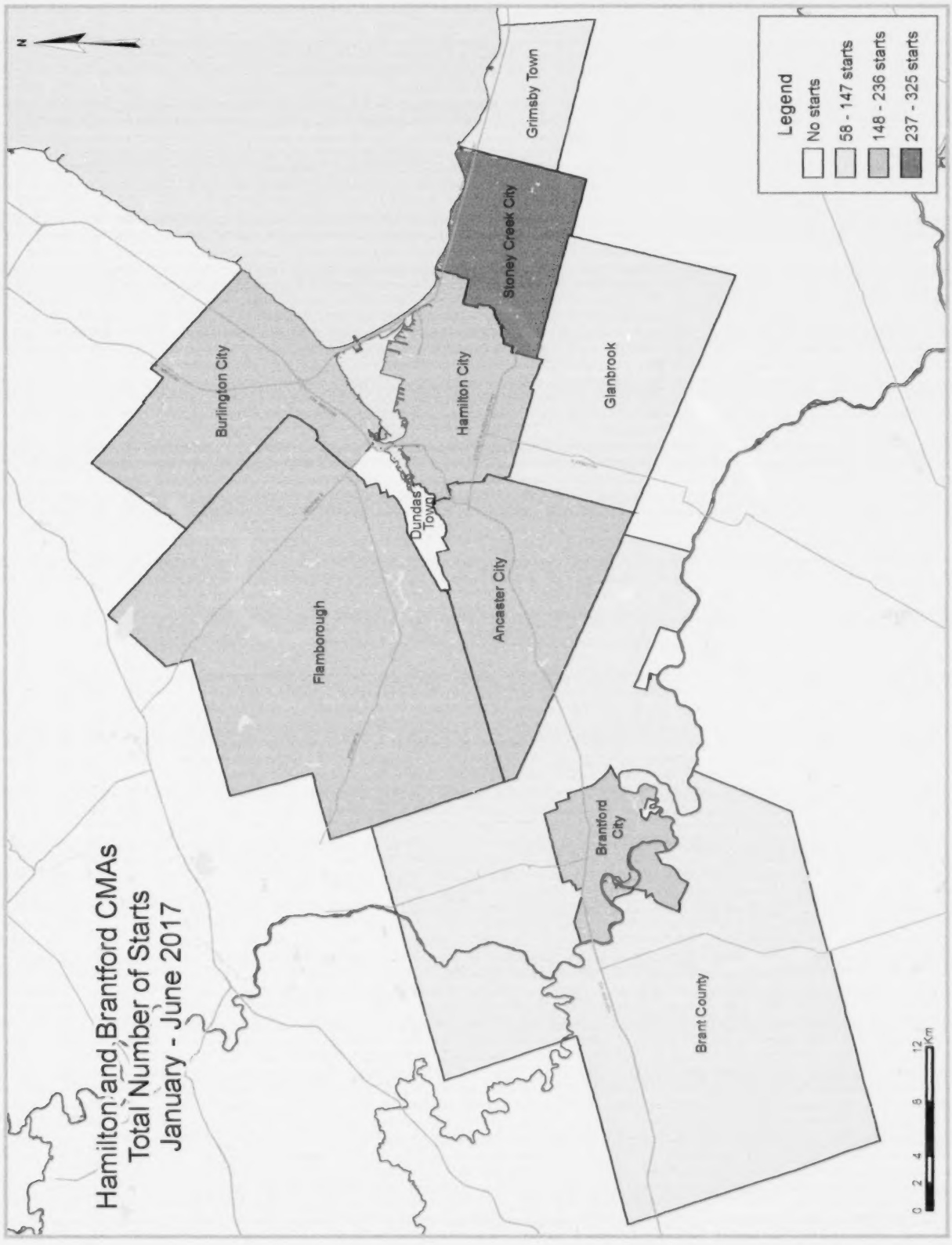

Hamilton and Brantford CMAs
Number of Starts (Multiples)
June 2017
N
Legend
No starts
6 - 19 starts
20 - 32 starts
33 - 45 starts
Grimsby Town
Stoney Creek City
Hamilton City
Glanbrook
Burlington City
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant County
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Number of Starts (Singles)
June 2017
N
Legend
No starts
1 - 19 starts
20 - 37 starts
38 - 56 starts
Grimsby Town
Stoney Creek City
Burlington City
Hamilton City
Glanbrook
Dundas Town
Flamborough
Ancaster City
Brantford City
Brant County
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Total Number of Starts
June 2017
N
Legend
No starts
3 - 20 starts
21 - 38 starts
39 - 56 starts
Grimsby Town
Stoney Creek City
Hamilton City
Glanbrook
Burlington City
Dundas Town
Flamborough
Ancaster City
Brantford City
Brant County
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Number of Starts (Multiples)
January - June 2017
N
Legend
No starts
9 - 92 starts
93 - 175 starts
176 - 259 starts
Grimsby Town
Stoney Creek City
Burlington City
Hamilton City
Glanbrook
Dundas Town
Flamborough
Ancaster City
Brantford City
Brant County
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Number of Starts (Singles)
January - June 2017
N
Legend
No starts
10 - 32 starts
33 - 54 starts
55 - 77 starts
Grimsby Town
Stoney Creek City
Burlington City
Hamilton City
Glanbrook
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant County
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Total Number of Starts
January - June 2017
N
Legend
No starts
58 - 147 starts
148 - 236 starts
237 - 325 starts
Grimsby Town
Stoney Creek City
Burlington City
Hamilton City
Glanbrook
Dundas Town
Flamborough
Ancaster City
Brantford City
Brant County
0 2 4 8 12 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Starts (SAAR and Trend) June 2017		
Hamilton CMA[1]	May 2017	June 2017
Trend[2]	3,811	2,574
SAAR	1,784	2,118
	June 2016	June 2017
Actual		
June - Single-Detached	84	101
June - Multiples	235	105
June - Total	319	206
January to June - Single-Detached	382	314
January to June - Multiples	985	891
January to June - Total	1,367	1,205

Table 1b: Housing Starts (SAAR and Trend) June 2017		
Brantford CMA[1]	May 2017	June 2017
Trend[2]	353	415
SAAR	1,184	600
	June 2016	June 2017
Actual		
June - Single-Detached	14	4
June - Multiples	5	45
June - Total	19	49
January to June - Single-Detached	141	67
January to June - Multiples	16	139
January to June - Total	157	206

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1a: Housing Activity Summary of Hamilton CMA
June 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
June 2017	101	4	97	0	0	4	0	0	206
June 2016	84	0	87	0	0	148	0	0	319
% Change	20.2	n/a	11.5	n/a	n/a	-97.3	n/a	n/a	-35.4
Year-to-date 2017	314	68	338	0	0	485	0	0	1,205
Year-to-date 2016	382	104	451	0	0	302	0	128	1,367
% Change	-17.8	-34.6	-25.1	n/a	n/a	60.6	n/a	-100.0	-11.9
UNDER CONSTRUCTION									
June 2017	501	56	685	0	29	1,723	54	100	3,148
June 2016	535	116	584	4	19	876	120	330	2,584
% Change	-6.4	-51.7	17.3	-100.0	52.6	96.7	-55.0	-69.7	21.8
COMPLETIONS									
June 2017	109	16	45	0	0	0	0	36	206
June 2016	76	4	59	0	0	0	0	0	139
% Change	43.4	**	-23.7	n/a	n/a	n/a	n/a	n/a	48.2
Year-to-date 2017	433	42	380	0	13	380	0	36	1,284
Year-to-date 2016	443	6	248	0	10	22	14	91	834
% Change	-2.3	**	53.2	n/a	30.0	**	-100.0	-60.4	54.0
COMPLETED & NOT ABSORBED									
June 2017	75	28	208	0	17	18	n/a	n/a	346
June 2016	94	3	184	0	17	3	n/a	n/a	301
% Change	-20.2	**	13.0	n/a	0.0	**	n/a	n/a	15.0
ABSORBED									
June 2017	90	9	70	0	0	0	n/a	n/a	169
June 2016	96	2	35	0	1	0	n/a	n/a	134
% Change	-6.3	**	100.0	n/a	-100.0	n/a	n/a	n/a	26.1
Year-to-date 2017	426	49	408	0	4	365	n/a	n/a	1,252
Year-to-date 2016	458	4	201	1	29	22	n/a	n/a	715
% Change	-7.0	**	103.0	-100.0	-86.2	**	n/a	n/a	75.1

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1b: Housing Activity Summary of Brantford CMA
June 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
June 2017	4	0	45	0	0	0	0	0	49
June 2016	14	0	5	0	0	0	0	0	19
% Change	-71.4	n/a	**	n/a	n/a	n/a	n/a	n/a	157.9
Year-to-date 2017	67	2	75	0	5	0	0	57	206
Year-to-date 2016	141	4	12	0	0	0	0	0	157
% Change	-52.5	-50.0	**	n/a	n/a	n/a	n/a	n/a	31.2
UNDER CONSTRUCTION									
June 2017	93	4	111	0	20	0	8	57	293
June 2016	153	12	81	0	26	152	8	0	432
% Change	-39.2	-66.7	37.0	n/a	-23.1	-100.0	0.0	n/a	-32.2
COMPLETIONS									
June 2017	8	0	13	0	0	0	0	4	25
June 2016	7	0	19	0	0	0	0	0	26
% Change	14.3	n/a	-31.6	n/a	n/a	n/a	n/a	n/a	-3.8
Year-to-date 2017	52	10	58	0	10	0	0	159	289
Year-to-date 2016	104	4	71	0	5	0	0	0	184
% Change	-50.0	150.0	-18.3	n/a	100.0	n/a	n/a	n/a	57.1
COMPLETED & NOT ABSORBED									
June 2017	12	5	8	0	5	0	n/a	n/a	30
June 2016	22	7	10	0	5	0	n/a	n/a	44
% Change	-45.5	-28.6	-20.0	n/a	0.0	n/a	n/a	n/a	-31.8
ABSORBED									
June 2017	7	0	11	0	0	0	n/a	n/a	18
June 2016	7	0	21	0	0	0	n/a	n/a	28
% Change	0.0	n/a	-47.6	n/a	n/a	n/a	n/a	n/a	-35.7
Year-to-date 2017	61	12	57	0	9	0	n/a	n/a	139
Year-to-date 2016	117	3	70	0	10	0	n/a	n/a	200
% Change	-47.9	**	-18.6	n/a	-10.0	n/a	n/a	n/a	-30.5

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
June 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
City of Hamilton									
June 2017	87	2	85	0	0	0	0	0	174
June 2016	80	0	87	0	0	0	0	0	167
Former Hamilton City									
June 2017	10	2	13	0	0	0	0	0	25
June 2016	4	0	13	0	0	0	0	0	17
Stoney Creek City									
June 2017	56	0	0	0	0	0	0	0	56
June 2016	10	0	4	0	0	0	0	0	14
Ancaster City									
June 2017	16	0	22	0	0	0	0	0	38
June 2016	4	0	0	0	0	0	0	0	4
Dundas Town									
June 2017	0	0	0	0	0	0	0	0	0
June 2016	3	0	0	0	0	0	0	0	3
Flamborough									
June 2017	4	0	42	0	0	0	0	0	46
June 2016	42	0	64	0	0	0	0	0	106
Glanbrook									
June 2017	1	0	8	0	0	0	0	0	9
June 2016	17	0	6	0	0	0	0	0	23
City of Burlington									
June 2017	14	2	0	0	0	4	0	0	20
June 2016	3	0	0	0	0	148	0	0	151
Grimsby									
June 2017	0	0	12	0	0	0	0	0	12
June 2016	1	0	0	0	0	0	0	0	1
Hamilton CMA									
June 2017	101	4	97	0	0	4	0	0	206
June 2016	84	0	87	0	0	148	0	0	319
Brant City									
June 2017	3	0	0	0	0	0	0	0	3
June 2016	12	0	0	0	0	0	0	0	12
Brantford City									
June 2017	1	0	45	0	0	0	0	0	46
June 2016	2	0	5	0	0	0	0	0	7
Brantford CMA									
June 2017	4	0	45	0	0	0	0	0	49
June 2016	14	0	5	0	0	0	0	0	19

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
June 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
City of Hamilton									
June 2017	424	54	560	0	6	339	54	100	1,537
June 2016	454	110	489	0	6	191	120	175	1,545
Former Hamilton City									
June 2017	62	6	139	0	0	102	54	100	463
June 2016	57	12	67	0	0	191	120	47	494
Stoney Creek City									
June 2017	87	0	68	0	6	237	0	0	398
June 2016	106	96	56	0	6	0	0	128	392
Ancaster City									
June 2017	49	48	80	0	0	0	0	0	177
June 2016	35	0	55	0	0	0	0	0	90
Dundas Town									
June 2017	1	0	0	0	0	0	0	0	1
June 2016	5	2	0	0	0	0	0	0	7
Flamborough									
June 2017	196	0	200	0	0	0	0	0	396
June 2016	125	0	96	0	0	0	0	0	221
Glanbrook									
June 2017	29	0	73	0	0	0	0	0	102
June 2016	126	0	215	0	0	0	0	0	341
City of Burlington									
June 2017	70	2	0	0	0	961	0	0	1,033
June 2016	62	4	12	4	13	685	0	155	935
Grimsby									
June 2017	7	0	125	0	23	423	0	0	578
June 2016	19	2	83	0	0	0	0	0	104
Hamilton CMA									
June 2017	501	56	685	0	29	1,723	54	100	3,148
June 2016	535	116	584	4	19	876	120	330	2,584
Brant City									
June 2017	68	2	12	0	0	0	8	0	90
June 2016	59	10	34	0	0	0	8	0	111
Brantford City									
June 2017	25	2	99	0	20	0	0	57	203
June 2016	94	2	47	0	26	152	0	0	321
Brantford CMA									
June 2017	93	4	111	0	20	0	8	57	293
June 2016	153	12	81	0	26	152	8	0	432

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
June 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
City of Hamilton									
June 2017	98	16	45	0	0	0	0	36	195
June 2016	62	4	59	0	0	0	0	0	125
Former Hamilton City									
June 2017	9	0	6	0	0	0	0	36	51
June 2016	5	0	0	0	0	0	0	0	5
Stoney Creek City									
June 2017	8	8	0	0	0	0	0	0	16
June 2016	9	4	27	0	0	0	0	0	40
Ancaster City									
June 2017	8	8	10	0	0	0	0	0	26
June 2016	6	0	0	0	0	0	0	0	6
Dundas Town									
June 2017	0	0	0	0	0	0	0	0	0
June 2016	2	0	0	0	0	0	0	0	2
Flamborough									
June 2017	46	0	0	0	0	0	0	0	46
June 2016	4	0	0	0	0	0	0	0	4
Glanbrook									
June 2017	27	0	29	0	0	0	0	0	56
June 2016	36	0	32	0	0	0	0	0	68
City of Burlington									
June 2017	11	0	0	0	0	0	0	0	11
June 2016	7	0	0	0	0	0	0	0	7
Grimsby									
June 2017	0	0	0	0	0	0	0	0	0
June 2016	7	0	0	0	0	0	0	0	7
Hamilton CMA									
June 2017	109	16	45	0	0	0	0	36	206
June 2016	76	4	59	0	0	0	0	0	139
Brant City									
June 2017	8	0	0	0	0	0	0	0	8
June 2016	3	0	0	0	0	0	0	0	3
Brantford City									
June 2017	0	0	13	0	0	0	0	4	17
June 2016	4	0	19	0	0	0	0	0	23
Brantford CMA									
June 2017	8	0	13	0	0	0	0	4	25
June 2016	7	0	19	0	0	0	0	0	26

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
June 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
City of Hamilton									
June 2017	69	27	201	0	17	18	n/a	n/a	332
June 2016	84	2	162	0	17	3	n/a	n/a	268
Former Hamilton City									
June 2017	4	0	5	0	0	15	n/a	n/a	24
June 2016	14	0	11	0	0	0	n/a	n/a	25
Stoney Creek City									
June 2017	33	21	51	0	15	0	n/a	n/a	120
June 2016	21	2	56	0	15	0	n/a	n/a	94
Ancaster City									
June 2017	5	6	25	0	0	0	n/a	n/a	36
June 2016	6	0	17	0	0	0	n/a	n/a	23
Dundas Town									
June 2017	0	0	0	0	0	0	n/a	n/a	0
June 2016	0	0	0	0	0	0	n/a	n/a	0
Flamborough									
June 2017	6	0	60	0	0	3	n/a	n/a	69
June 2016	0	0	14	0	0	3	n/a	n/a	17
Glanbrook									
June 2017	21	0	60	0	2	0	n/a	n/a	83
June 2016	43	0	64	0	2	0	n/a	n/a	109
City of Burlington									
June 2017	3	1	0	0	0	0	n/a	n/a	4
June 2016	7	1	0	0	0	0	n/a	n/a	8
Grimsby									
June 2017	3	0	7	0	0	0	n/a	n/a	10
June 2016	3	0	22	0	0	0	n/a	n/a	25
Hamilton CMA									
June 2017	75	28	208	0	17	18	n/a	n/a	346
June 2016	94	3	184	0	17	3	n/a	n/a	301
Brant City									
June 2017	6	5	0	0	0	0	n/a	n/a	11
June 2016	9	5	0	0	1	0	n/a	n/a	15
Brantford City									
June 2017	6	0	8	0	5	0	n/a	n/a	19
June 2016	13	2	10	0	4	0	n/a	n/a	29
Brantford CMA									
June 2017	12	5	8	0	5	0	n/a	n/a	30
June 2016	22	7	10	0	5	0	n/a	n/a	44

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
June 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
City of Hamilton									
June 2017	82	9	55	0	0	0	n/a	n/a	146
June 2016	76	2	35	0	1	0	n/a	n/a	114
Former Hamilton City									
June 2017	9	0	6	0	0	0	n/a	n/a	15
June 2016	6	0	2	0	0	0	n/a	n/a	8
Stoney Creek City									
June 2017	2	5	0	0	0	0	n/a	n/a	7
June 2016	10	2	16	0	0	0	n/a	n/a	28
Ancaster City									
June 2017	8	4	8	0	0	0	n/a	n/a	20
June 2016	6	0	0	0	0	0	n/a	n/a	6
Dundas Town									
June 2017	0	0	0	0	0	0	n/a	n/a	0
June 2016	2	0	0	0	0	0	n/a	n/a	2
Flamborough									
June 2017	48	0	0	0	0	0	n/a	n/a	48
June 2016	4	0	1	0	0	0	n/a	n/a	5
Glanbrook									
June 2017	15	0	41	0	0	0	n/a	n/a	56
June 2016	48	0	16	0	1	0	n/a	n/a	65
City of Burlington									
June 2017	8	0	0	0	0	0	n/a	n/a	8
June 2016	7	0	0	0	0	0	n/a	n/a	7
Grimsby									
June 2017	0	0	15	0	0	0	n/a	n/a	15
June 2016	13	0	0	0	0	0	n/a	n/a	13
Hamilton CMA									
June 2017	90	9	70	0	0	0	n/a	n/a	169
June 2016	96	2	35	0	1	0	n/a	n/a	134
Brant City									
June 2017	7	0	0	0	0	0	n/a	n/a	7
June 2016	4	0	0	0	0	0	n/a	n/a	4
Brantford City									
June 2017	0	0	11	0	0	0	n/a	n/a	11
June 2016	3	0	21	0	0	0	n/a	n/a	24
Brantford CMA									
June 2017	7	0	11	0	0	0	n/a	n/a	18
June 2016	7	0	21	0	0	0	n/a	n/a	28

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3a: History of Housing Starts of Hamilton CMA 2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	827	110	1,076	0	23	1,005	0	228	3,269
% Change	-25.9	**	109.3	-100.0	-47.7	187.1	-100.0	n/a	59.2
2015	1,116	22	514	6	44	350	2	0	2,054
% Change	-2.4	-80.0	-37.7	-40.0	-81.7	-7.4	n/a	-100.0	-27.5
2014	1,143	110	825	10	240	378	0	126	2,832
% Change	-0.6	12.2	91.9	11.1	-22.6	11.5	-100.0	-64.9	4.5
2013	1,150	98	430	9	310	339	14	359	2,709
% Change	-16.9	6.5	-30.4	80.0	-10.4	-10.8	-82.1	**	-8.8
2012	1,384	92	618	5	346	380	78	66	2,969
% Change	2.1	**	33.2	-64.3	64.0	47.3	n/a	-49.6	20.6
2011	1,356	28	464	14	211	258	0	131	2,462
% Change	-22.3	-88.4	-37.6	100.0	9.9	-40.7	-100.0	-32.8	-30.9
2010	1,746	242	743	7	192	435	2	195	3,562
% Change	95.7	86.2	**	16.7	-25.9	**	n/a	-26.1	91.5
2009	892	130	218	6	259	90	0	264	1,860
% Change	-46.5	12.1	-63.4	-25.0	-59.8	-81.9	n/a	n/a	-47.3
2008	1,667	116	595	8	645	498	0	0	3,529
% Change	-5.3	26.1	44.8	n/a	25.7	**	n/a	-100.0	17.5
2007	1,761	92	411	0	513	88	0	139	3,004

Source: CMHC (Starts and Completions Survey)

Table 1.3b: History of Housing Starts of Brantford CMA 2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	210	14	86	0	6	12	0	3	331
% Change	-20.5	-12.5	-53.3	-100.0	-68.4	-92.1	n/a	-98.0	-58.0
2015	264	16	184	1	19	152	0	153	789
% Change	0.4	**	**	-93.3	-63.5	n/a	-100.0	155.0	89.7
2014	263	2	16	15	52	0	8	60	416
% Change	0.8	-80.0	-80.7	n/a	23.8	n/a	n/a	n/a	5.1
2013	261	10	83	0	42	0	0	0	396
% Change	-8.7	-16.7	23.9	n/a	27.3	n/a	-100.0	n/a	-1.5
2012	286	12	67	0	33	0	4	0	402
% Change	23.8	200.0	59.5	n/a	-59.3	n/a	-55.6	-100.0	-6.1
2011	231	4	42	0	81	0	9	61	428
% Change	-17.2	-60.0	-48.1	-100.0	30.6	-100.0	n/a	-7.6	-15.1
2010	279	10	81	1	62	5	0	66	504
% Change	8.6	-28.6	**	0.0	106.7	n/a	n/a	**	59.0
2009	257	14	12	1	30	0	0	3	317
% Change	-8.2	**	-76.0	-66.7	-49.2	-100.0	-100.0	-62.5	-26.6
2008	280	4	50	3	59	21	7	8	432
% Change	-39.9	-75.0	92.3	n/a	-27.2	n/a	n/a	n/a	-26.7
2007	466	16	26	0	81	0	0	0	589

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
June 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016	% Change
Hamilton CMA	101	84	4	0	97	87	4	148	206	319	-35.4
City of Hamilton	87	80	2	0	85	87	0	0	174	167	4.2
Former Hamilton City	10	4	2	0	13	13	0	0	25	17	47.1
Stoney Creek City	56	10	0	0	0	4	0	0	56	14	**
Ancaster City	16	4	0	0	22	0	0	0	38	4	**
Dundas Town	0	3	0	0	0	0	0	0	0	3	-100.0
Flamborough	4	42	0	0	42	64	0	0	46	106	-56.6
Glanbrook	1	17	0	0	8	6	0	0	9	23	-60.9
City of Burlington	14	3	2	0	0	0	4	148	20	151	-86.8
Grimsby	0	1	0	0	12	0	0	0	12	1	**
Brantford CMA	4	14	0	0	45	5	0	0	49	19	157.9
Brant City	3	12	0	0	0	0	0	0	3	12	-75.0
Brantford City	1	2	0	0	45	5	0	0	46	7	**

Table 2.1: Starts by Submarket and by Dwelling Type
January - June 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Hamilton CMA	314	382	68	104	338	451	485	430	1,205	1,367	-11.9
City of Hamilton	259	361	66	104	279	451	339	128	943	1,044	-9.7
Former Hamilton City	45	37	6	4	39	53	102	0	192	94	104.3
Stoney Creek City	66	95	0	100	22	77	237	128	325	400	-18.8
Ancaster City	39	24	60	0	80	33	0	0	179	57	**
Dundas Town	0	4	0	0	0	0	0	0	0	4	-100.0
Flamborough	77	126	0	0	103	96	0	0	180	222	-18.9
Glanbrook	32	75	0	0	35	192	0	0	67	267	-74.9
City of Burlington	45	17	2	0	0	0	146	302	193	319	-39.5
Grimsby	10	4	0	0	59	0	0	0	69	4	**
Brantford CMA	67	141	2	4	80	12	57	0	206	157	31.2
Brant City	49	53	0	2	9	0	0	0	58	55	5.5
Brantford City	18	88	2	2	71	12	57	0	148	102	45.1

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
June 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016
Hamilton CMA	97	87	0	0	4	148	0	0
City of Hamilton	85	87	0	0	0	0	0	0
Former Hamilton City	13	13	0	0	0	0	0	0
Stoney Creek City	0	4	0	0	0	0	0	0
Ancaster City	22	0	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	42	64	0	0	0	0	0	0
Glanbrook	8	6	0	0	0	0	0	0
City of Burlington	0	0	0	0	4	148	0	0
Grimsby	12	0	0	0	0	0	0	0
Brantford CMA	45	5	0	0	0	0	0	0
Brant City	0	0	0	0	0	0	0	0
Brantford City	45	5	0	0	0	0	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - June 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Hamilton CMA	338	451	0	0	485	302	0	128
City of Hamilton	279	451	0	0	339	0	0	128
Former Hamilton City	39	53	0	0	102	0	0	0
Stoney Creek City	22	77	0	0	237	0	0	128
Ancaster City	80	33	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	103	96	0	0	0	0	0	0
Glanbrook	35	192	0	0	0	0	0	0
City of Burlington	0	0	0	0	146	302	0	0
Grimsby	59	0	0	0	0	0	0	0
Brantford CMA	80	12	0	0	0	0	57	0
Brant City	9	0	0	0	0	0	0	0
Brantford City	71	12	0	0	0	0	57	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market June 2017								
Submarket	Freehold		Condominium		Rental		Total*	
	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016
Hamilton CMA	202	171	4	148	0	0	206	319
City of Hamilton	174	167	0	0	0	0	174	167
Former Hamilton City	25	17	0	0	0	0	25	17
Stoney Creek City	56	14	0	0	0	0	56	14
Ancaster City	38	4	0	0	0	0	38	4
Dundas Town	0	3	0	0	0	0	0	3
Flamborough	46	106	0	0	0	0	46	106
Glanbrook	9	23	0	0	0	0	9	23
City of Burlington	16	3	4	148	0	0	20	151
Grimsby	12	1	0	0	0	0	12	1
Brantford CMA	49	19	0	0	0	0	49	19
Brant City	3	12	0	0	0	0	3	12
Brantford City	46	7	0	0	0	0	46	7

Table 2.5: Starts by Submarket and by Intended Market January - June 2017								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Hamilton CMA	720	937	485	302	0	128	1,205	1,367
City of Hamilton	604	916	339	0	0	128	943	1,044
Former Hamilton City	90	94	102	0	0	0	192	94
Stoney Creek City	88	272	237	0	0	128	325	400
Ancaster City	179	57	0	0	0	0	179	57
Dundas Town	0	4	0	0	0	0	0	4
Flamborough	180	222	0	0	0	0	180	222
Glanbrook	67	267	0	0	0	0	67	267
City of Burlington	47	17	146	302	0	0	193	319
Grimsby	69	4	0	0	0	0	69	4
Brantford CMA	144	157	5	0	57	0	206	157
Brant City	58	55	0	0	0	0	58	55
Brantford City	86	102	5	0	57	0	148	102

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
June 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016	% Change
Hamilton CMA	109	76	16	4	45	59	36	0	206	139	48.2
City of Hamilton	98	62	16	4	45	59	36	0	195	125	56.0
Former Hamilton City	9	5	0	0	6	0	36	0	51	5	**
Stoney Creek City	8	9	8	4	0	27	0	0	16	40	-60.0
Ancaster City	8	6	8	0	10	0	0	0	26	6	**
Dundas Town	0	2	0	0	0	0	0	0	0	2	-100.0
Flamborough	46	4	0	0	0	0	0	0	46	4	**
Glanbrook	27	36	0	0	29	32	0	0	56	68	-17.6
City of Burlington	11	7	0	0	0	0	0	0	11	7	57.1
Grimsby	0	7	0	0	0	0	0	0	0	7	-100.0
Brantford CMA	8	7	0	0	13	19	4	0	25	26	-3.8
Brant City	8	3	0	0	0	0	0	0	8	3	166.7
Brantford City	0	4	0	0	13	19	4	0	17	23	-26.1

Table 3.1: Completions by Submarket and by Dwelling Type
January - June 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Hamilton CMA	433	443	42	6	393	272	416	113	1,284	834	54.0
City of Hamilton	384	400	42	6	380	262	194	91	1,000	759	31.8
Former Hamilton City	64	60	4	0	17	21	66	91	151	172	-12.2
Stoney Creek City	47	54	26	4	51	108	128	0	252	166	51.8
Ancaster City	34	35	12	0	64	18	0	0	110	53	107.5
Dundas Town	5	4	0	0	0	0	0	0	5	4	25.0
Flamborough	147	14	0	0	83	21	0	0	230	35	**
Glanbrook	87	233	0	2	165	94	0	0	252	329	-23.4
City of Burlington	36	25	0	0	13	10	222	22	271	57	**
Grimsby	13	18	0	0	0	0	0	0	13	18	-27.8
Brantford CMA	52	104	10	4	68	76	159	0	289	184	57.1
Brant City	39	40	0	4	6	7	0	0	45	51	-11.8
Brantford City	13	64	10	0	62	69	159	0	244	133	83.5

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
June 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016
Hamilton CMA	45	59	0	0	0	0	36	0
City of Hamilton	45	59	0	0	0	0	36	0
Former Hamilton City	6	0	0	0	0	0	36	0
Stoney Creek City	0	27	0	0	0	0	0	0
Ancaster City	10	0	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	0	0	0	0	0	0	0	0
Glanbrook	29	32	0	0	0	0	0	0
City of Burlington	0	0	0	0	0	0	0	0
Grimsby	0	0	0	0	0	0	0	0
Brantford CMA	13	19	0	0	0	0	4	0
Brant City	0	0	0	0	0	0	0	0
Brantford City	13	19	0	0	0	0	4	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - June 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Hamilton CMA	393	258	0	14	380	22	36	91
City of Hamilton	380	248	0	14	158	0	36	91
Former Hamilton City	17	21	0	0	30	0	36	91
Stoney Creek City	51	94	0	14	128	0	0	0
Ancaster City	64	18	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	83	21	0	0	0	0	0	0
Glanbrook	165	94	0	0	0	0	0	0
City of Burlington	13	10	0	0	222	22	0	0
Grimsby	0	0	0	0	0	0	0	0
Brantford CMA	68	76	0	0	0	0	159	0
Brant City	6	7	0	0	0	0	0	0
Brantford City	62	69	0	0	0	0	159	0

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market June 2017								
Submarket	Freehold		Condominium		Rental		Total*	
	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016
Hamilton CMA	170	139	0	0	36	0	206	139
City of Hamilton	159	125	0	0	36	0	195	125
Former Hamilton City	15	5	0	0	36	0	51	5
Stoney Creek City	16	40	0	0	0	0	16	40
Ancaster City	26	6	0	0	0	0	26	6
Dundas Town	0	2	0	0	0	0	0	2
Flamborough	46	4	0	0	0	0	46	4
Glanbrook	56	68	0	0	0	0	56	68
City of Burlington	11	7	0	0	0	0	11	7
Grimsby	0	7	0	0	0	0	0	7
Brantford CMA	21	26	0	0	4	0	25	26
Brant City	8	3	0	0	0	0	8	3
Brantford City	13	23	0	0	4	0	17	23

Table 3.5: Completions by Submarket and by Intended Market January - June 2017								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Hamilton CMA	855	697	393	32	36	105	1,284	834
City of Hamilton	806	654	158	0	36	105	1,000	759
Former Hamilton City	85	81	30	0	36	91	151	172
Stoney Creek City	124	152	128	0	0	14	252	166
Ancaster City	110	53	0	0	0	0	110	53
Dundas Town	5	4	0	0	0	0	5	4
Flamborough	230	35	0	0	0	0	230	35
Glanbrook	252	329	0	0	0	0	252	329
City of Burlington	36	25	235	32	0	0	271	57
Grimsby	13	18	0	0	0	0	13	18
Brantford CMA	120	179	10	5	159	0	289	184
Brant City	45	51	0	0	0	0	45	51
Brantford City	75	128	10	5	159	0	244	133

Source: CMHC (Starts and Completions Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
June 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
City of Hamilton													
June 2017	18	22.0	17	20.7	15	18.3	18	22.0	14	17.1	82	-	453,458
June 2016	3	3.9	14	18.4	14	18.4	23	30.3	22	28.9	76	472,500	493,163
Year-to-date 2017	52	13.6	56	14.7	65	17.0	96	25.1	113	29.6	382	490,000	479,858
Year-to-date 2016	70	17.0	67	16.3	78	19.0	89	21.7	107	26.0	411	472,500	468,377
Former Hamilton City													
June 2017	0	0.0	1	11.1	1	11.1	3	33.3	4	44.4	9	-	-
June 2016	1	16.7	1	16.7	0	0.0	3	50.0	1	16.7	6	-	-
Year-to-date 2017	4	5.8	4	5.8	8	11.6	26	37.7	27	39.1	69	-	520,429
Year-to-date 2016	10	15.9	5	7.9	10	15.9	23	36.5	15	23.8	63	-	449,229
Stoney Creek City													
June 2017	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	2	-	-
June 2016	1	10.0	4	40.0	1	10.0	1	10.0	3	30.0	10	-	-
Year-to-date 2017	2	4.1	3	6.1	5	10.2	15	30.6	24	49.0	49	-	511,870
Year-to-date 2016	3	5.1	7	11.9	9	15.3	8	13.6	32	54.2	59	-	520,429
Ancaster City													
June 2017	0	0.0	0	0.0	0	0.0	1	12.5	7	87.5	8	-	672,750
June 2016	0	0.0	0	0.0	0	0.0	1	16.7	5	83.3	6	-	-
Year-to-date 2017	0	0.0	0	0.0	1	2.9	4	11.8	29	85.3	34	-	672,750
Year-to-date 2016	2	5.0	2	5.0	7	17.5	5	12.5	24	60.0	40	-	535,299
Dundas Town													
June 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
June 2016	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
Year-to-date 2017	0	0.0	1	20.0	0	0.0	3	60.0	1	20.0	5	-	-
Year-to-date 2016	0	0.0	1	25.0	1	25.0	0	0.0	2	50.0	4	-	-
Flamborough													
June 2017	15	31.3	11	22.9	10	20.8	12	25.0	0	0.0	48	-	384,528
June 2016	0	0.0	0	0.0	1	25.0	0	0.0	3	75.0	4	-	-
Year-to-date 2017	32	21.9	26	17.8	32	21.9	34	23.3	22	15.1	146	-	401,129
Year-to-date 2016	1	6.7	0	0.0	1	6.7	1	6.7	12	80.0	15	-	-
Glanbrook													
June 2017	2	13.3	5	33.3	4	26.7	1	6.7	3	20.0	15	-	428,920
June 2016	1	2.1	9	18.8	12	25.0	18	37.5	8	16.7	48	450,000	464,323
Year-to-date 2017	14	17.7	22	27.8	19	24.1	14	17.7	10	12.7	79	-	428,134
Year-to-date 2016	54	23.5	52	22.6	50	21.7	52	22.6	22	9.6	230	450,000	436,448
City of Burlington													
June 2017	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	-	2,226,250
June 2016	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	-	1,621,714
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	34	100.0	34	-	2,226,250
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	26	100.0	26	-	1,561,700
Grimsby													
June 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
June 2016	0	0.0	0	0.0	0	0.0	4	30.8	9	69.2	13	-	582,646
Year-to-date 2017	0	0.0	3	30.0	0	0.0	1	10.0	6	60.0	10	-	-
Year-to-date 2016	1	4.5	3	13.6	2	9.1	5	22.7	11	50.0	22	-	582,646

Source: CMHC (Market Absorption Survey)

Table 4a: Absorbed Single-Detached Units by Price Range June 2017													
Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Hamilton CMA													
June 2017	18	20.0	17	18.9	15	16.7	18	20.0	22	24.4	90	430,000	611,040
June 2016	3	3.1	14	14.6	14	14.6	27	28.1	38	39.6	96	490,000	587,571
Year-to-date 2017	52	12.2	59	13.8	65	15.3	97	22.8	153	35.9	426	490,000	647,867
Year-to-date 2016	71	15.5	70	15.3	80	17.4	94	20.5	144	31.4	459	460,000	527,712

Source: CMHC (Market Absorption Survey)

Table 4b: Absorbed Single-Detached Units by Price Range
June 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Brant City													
June 2017	3	42.9	1	14.3	0	0.0	0	0.0	3	42.9	7	-	470,171
June 2016	1	25.0	0	0.0	1	25.0	0	0.0	2	50.0	4	-	-
Year-to-date 2017	10	28.6	6	17.1	1	2.9	3	8.6	15	42.9	35	-	451,680
Year-to-date 2016	4	9.5	9	21.4	7	16.7	4	9.5	18	42.9	42	-	497,296
Brantford City													
June 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
June 2016	1	33.3	2	66.7	0	0.0	0	0.0	0	0.0	3	-	-
Year-to-date 2017	1	3.8	1	3.8	4	15.4	6	23.1	14	53.8	26	-	525,451
Year-to-date 2016	20	27.0	31	41.9	10	13.5	7	9.5	6	8.1	74	-	381,025
Brantford CMA													
June 2017	3	42.9	1	14.3	0	0.0	0	0.0	3	42.9	7	-	470,171
June 2016	2	28.6	2	28.6	1	14.3	0	0.0	2	28.6	7	-	434,207
Year-to-date 2017	11	18.0	7	11.5	5	8.2	9	14.8	29	47.5	61	490,000	493,661
Year-to-date 2016	24	20.7	40	34.5	17	14.7	11	9.5	24	20.7	116	390,000	425,343

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units June 2017						
Submarket	June 2017	June 2016	% Change	YTD 2017	YTD 2016	% Change
Hamilton CMA	611,040	587,571	4.0	647,867	527,712	22.8
City of Hamilton	453,458	493,163	-8.1	479,858	468,377	2.5
Former Hamilton City	-	-	n/a	520,429	449,229	15.8
Stoney Creek City	-	-	n/a	511,870	520,429	-1.6
Ancaster City	672,750	-	n/a	672,750	535,299	25.7
Dundas Town	-	-	n/a	-	-	n/a
Flamborough	384,528	-	n/a	401,129	-	n/a
Glanbrook	428,920	464,323	-7.6	428,134	436,448	-1.9
City of Burlington	2,226,250	1,621,714	37.3	2,226,250	1,561,700	42.6
Grimsby	-	582,646	n/a	-	582,646	n/a
Brantford CMA	470,171	434,207	8.3	493,661	425,343	16.1
Brant City	470,171	-	n/a	451,680	497,296	-9.2
Brantford City	-	-	n/a	525,451	381,025	37.9

Source: CMHC (Market Absorption Survey)

Figure 5.1a: MLS® Residential Average Price for Hamilton

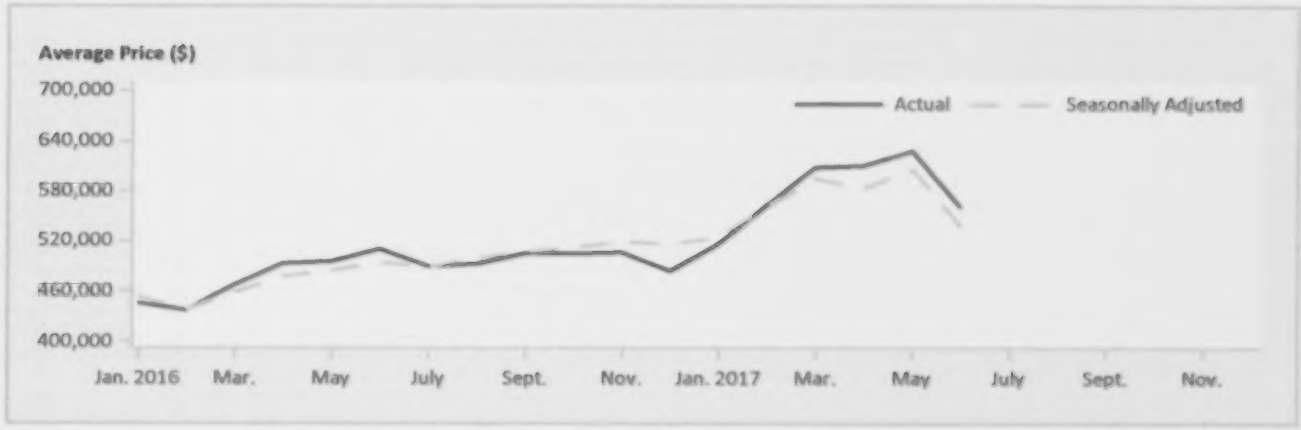


Figure 5.2a: MLS® Residential Sales for Hamilton

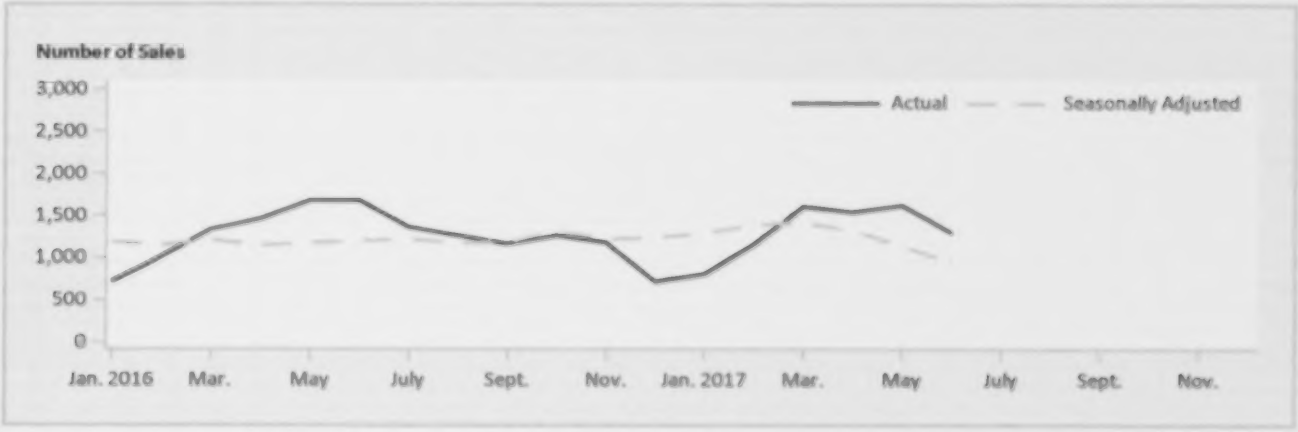
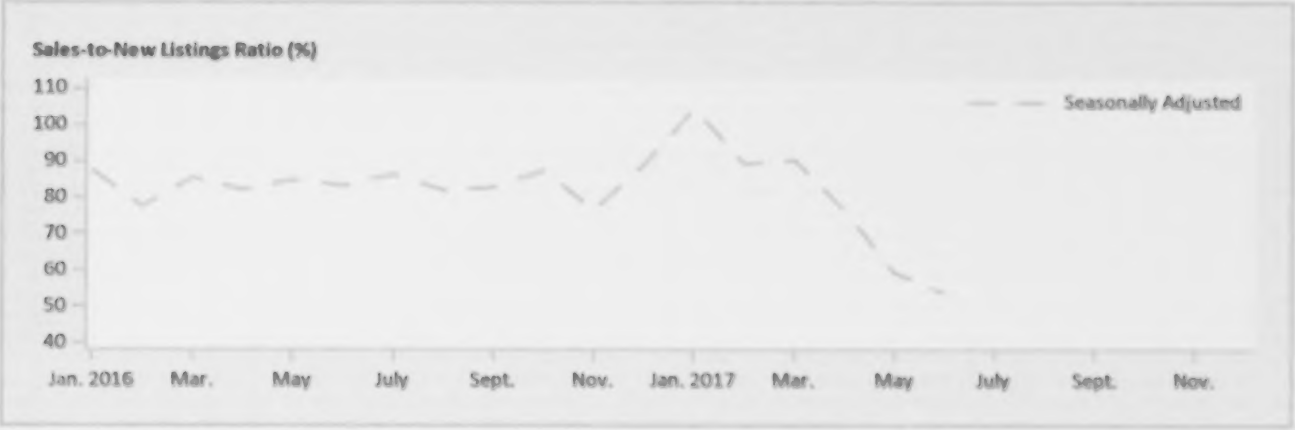


Figure 5.3a: MLS® Residential Sales-to-New Listings Ratio for Hamilton



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Source: CREA / Haver Analytics

Figure 5.1b: MLS® Residential Average Price for Brantford

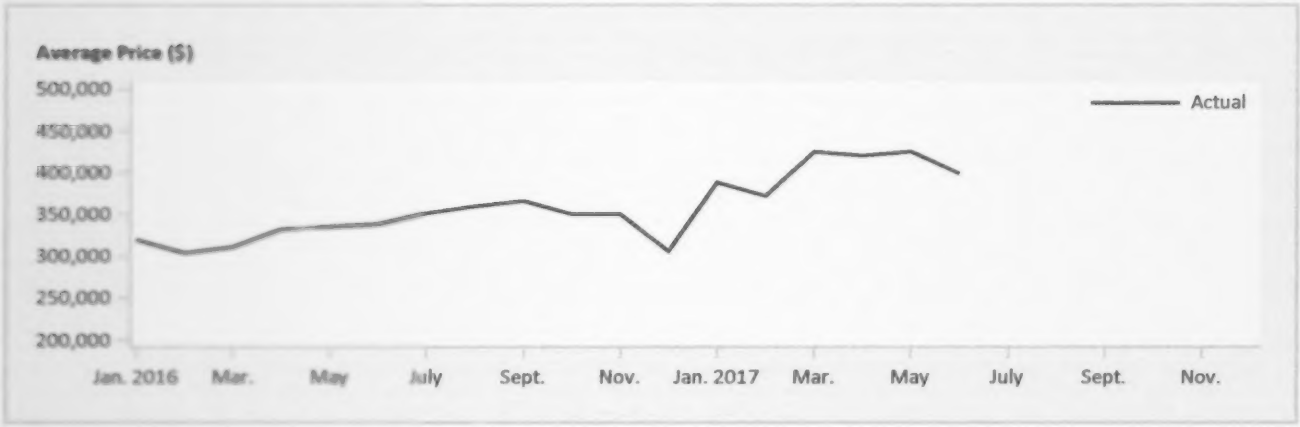


Figure 5.2b: MLS® Residential Sales for Brantford

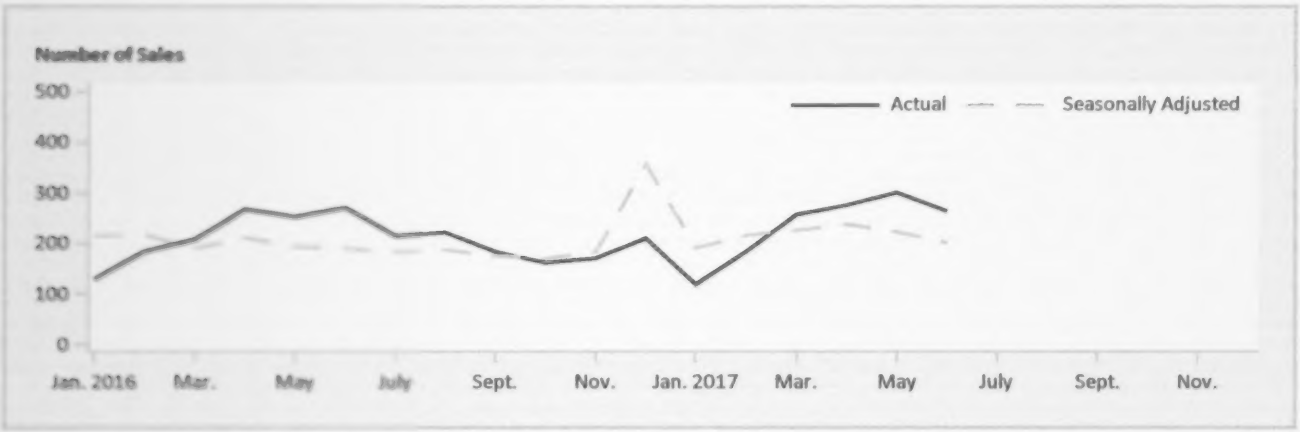
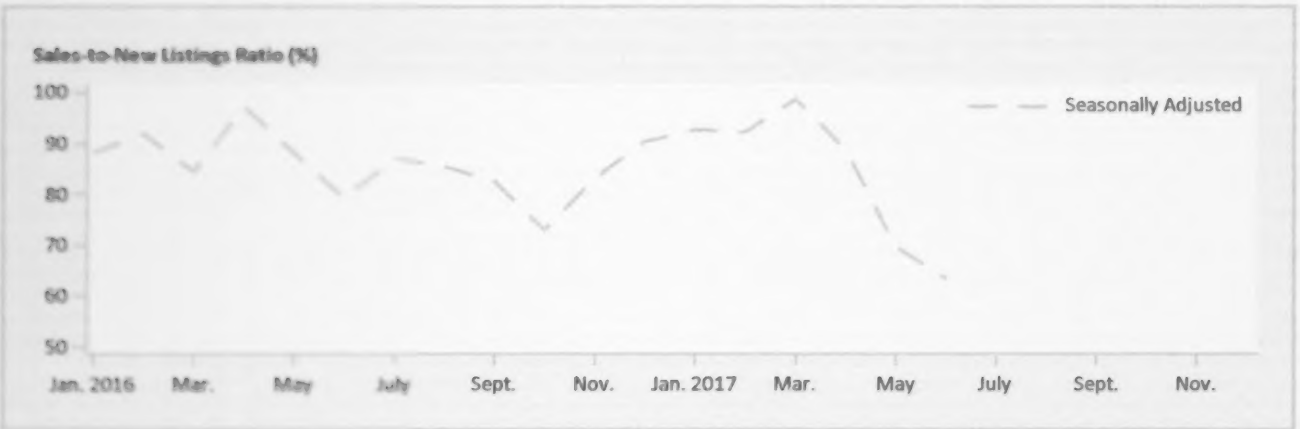


Figure 5.3b: MLS® Residential Sales- to- New Listings Ratio for Brantford



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Source: CREA / Haver Analytics
Note: Seasonally adjusted data of average price are not available at the time of publication.

Table 6a: Economic Indicators
June 2017

		Interest Rates			NHPI, Total, Hamilton CMA 2016.12 =100	CPI, 2002 =100 (Ontario)	Hamilton Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	97.4	127.8	381.8	6.5	63.2	971
	February	561	3.14	4.64	97.9	128.2	382.8	6.2	63.1	986
	March	561	3.14	4.64	97.9	129.0	383.8	6.0	63.1	985
	April	561	3.14	4.64	97.9	129.6	387.9	5.5	63.4	977
	May	561	3.14	4.64	98.1	130.1	383.5	5.9	62.8	954
	June	561	3.14	4.64	98.1	130.4	382.3	6.1	62.7	949
	July	567	3.14	4.74	98.8	130.3	379.5	6.2	62.3	946
	August	567	3.14	4.74	99.0	129.9	380.4	6.3	62.4	950
	September	561	3.14	4.64	99.0	130.1	383.9	6.3	62.9	954
	October	561	3.14	4.64	99.0	130.6	387.4	6.3	63.4	961
	November	561	3.14	4.64	99.7	130.2	393.9	6.2	64.3	973
	December	561	3.14	4.64	100.0	130.0	398.6	5.8	64.8	976
2017	January	561	3.14	4.64	100.6	130.8	398.5	5.9	64.7	972
	February	561	3.14	4.64	101.6	131.2	397.5	5.9	64.6	970
	March	561	3.14	4.64	101.6	131.4	399.7	5.9	64.9	964
	April	561	3.14	4.64	101.6	132.0	407.7	5.4	65.7	956
	May	561	3.14	4.64	101.6	131.9	413.3	5.2	66.4	949
	June	561	3.14	4.64		132.1	415.0	5.2	66.6	934
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators
June 2017

		Interest Rates			NHPI, Total, Ontario CMA 2016.12 =100	CPI, 2002 =100 (Ontario)	Brantford Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	94.2	127.8	67.9	5.8	64.2	874
	February	561	3.14	4.64	94.6	128.2	68.5	5.8	64.7	873
	March	561	3.14	4.64	94.8	129.0	68.2	7.0	65.2	867
	April	561	3.14	4.64	95.3	129.6	68.4	7.2	65.5	869
	May	561	3.14	4.64	96.6	130.1	69.1	7.5	66.2	869
	June	561	3.14	4.64	97.0	130.4	69.5	6.5	65.8	874
	July	567	3.14	4.74	97.8	130.3	69.9	5.5	65.5	867
	August	567	3.14	4.74	98.2	129.9	69.5	6.1	65.4	870
	September	561	3.14	4.64	98.5	130.1	69.2	6.1	65.0	865
	October	561	3.14	4.64	99.5	130.6	69.7	6.2	65.5	880
	November	561	3.14	4.64	99.9	130.2	71.5	4.8	66.2	882
	December	561	3.14	4.64	100.0	130.0	73.6	4.7	67.9	890
2017	January	561	3.14	4.64	100.3	130.8	74.9	4.2	68.7	884
	February	561	3.14	4.64	101.1	131.2	74.8	4.2	68.6	891
	March	561	3.14	4.64	101.4	131.4	74.5	4.7	68.5	892
	April	561	3.14	4.64	103.0	132.0	73.0	4.7	67.1	899
	May	561	3.14	4.64	103.8	131.9	71.1	5.1	65.4	905
	June	561	3.14	4.64		132.1	69.0	4.6	63.2	903
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology
The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology
The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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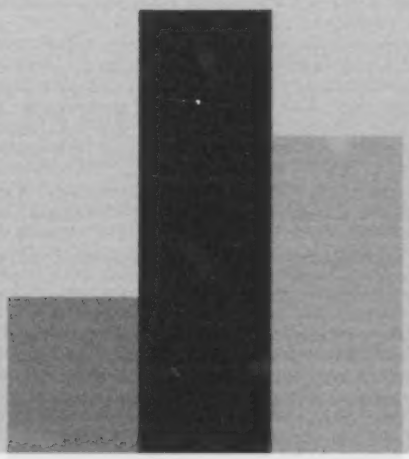

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